



SECOND EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3025429

Address: 2212 and 2214 South Jackson Street

Applicant: Bill Singer for Environmental Works

Date of Meeting: Wednesday, April 12, 2017

Board Members Present: Curtis Bigelow, Chair
Sarah Saviskas
Christina Orr-Cahall
Barbara Buseti
Dan Foltz

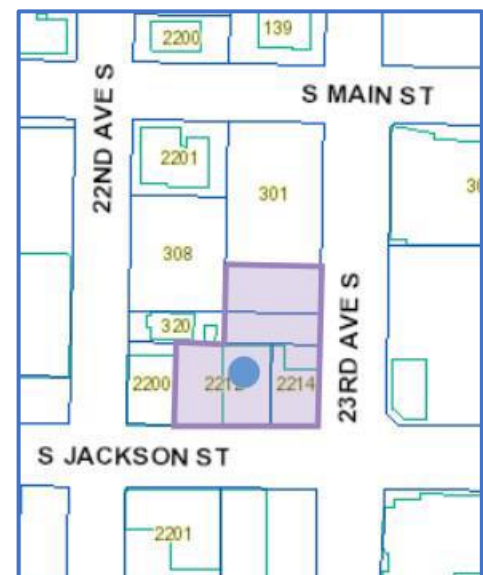
DPD Staff Present: Holly J. Godard

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 with a pedestrian overlay and 65 foot height limit. (NC3P-65)

Nearby Zones: (North) Neighborhood Commercial 3 with a 65 foot height limit (NC3-65)
(South) Neighborhood Commercial 3 with a pedestrian overlay and 65 foot height limit. (NC3P-65)
(East) Neighborhood Commercial 3 with a pedestrian overlay and 65 foot height limit. (NC3P-65)
(West) Neighborhood Commercial 3 with a pedestrian overlay and 65 foot height limit. (NC3P-65)

Lot Area: 21,139 square feet



Current Development:

Currently the Community House organization has its offices and treatment center located on site in a building built in 1941. There is also a commercial building, and parking lot.

Surrounding Development and Neighborhood Character:

The surrounding area is experiencing increased building activity with new building proposals that will often be built to the zoning limits of height and bulk. Surrounding development includes a mix of multifamily structures, a church, schools, commercial uses, and single family homes. The intersection and nearby commercial establishments represent the heart of the Central Area. It is an active commercial area with a dedicated customer base.

Access:

Vehicle access is available via South Jackson Street or 23rd Avenue South. There is no alley in this block.

Environmentally Critical Areas:

No Environmentally Critical Areas (ECA) are mapped at the site.

BACKGROUND

The applicant decided to add the second, adjoining, site to the project. The new site has both 23rd Avenue and South Jackson Street frontage. The development site will include both buildings proposed at the Early Design Guidance meeting.

PROJECT DESCRIPTION

The project proposal is to build a 6-story community health care institution with approximately 53 low-income residential units over approximately 12,700 square feet of institutional uses at ground level and the first floor and a 7-story, 72-unit apartment building with commercial use on the ground floor. Parking for 38 vehicles is proposed. Existing buildings are proposed to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

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PUBLIC COMMENT

The following public comments were offered at the first EDG meeting:

- A member of the public representing the Central Area Land Use Review Committee noted that the Committee generally is supportive of the project. Additional comments included a request to add retail at the first floor, narrow the curb cut, omit building overhangs, design the streetscape for maximum pedestrian comfort and interest. The commenter noted that the project at 500 12th Avenue (MUP 3009796) is a good project example.

The following public comments were offered at the second EDG meeting:

- Avoid blocking light, air, and views that the building to the north enjoys.
- The rooftop outdoor area is too close to the north building.
- Lower the building height to match or be below the building to the north.
- Setback the building from the north property line for light, air and privacy.
- Find a retail space for the flower shop to occupy.
- Affordable housing is a good idea.
- The façade treatments are good.
- The “preferred” option is the best option.
- Omitting the building overhangs, presented at a prior meeting, is good.
- Create a more transparent façade at the community house where there is blank wall now.
- Access to parking is ok on Jackson.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Height, Bulk, and Scale:

At the First Early Design Guidance meeting, the Board gave the following guidance:

- a. The Board discussed the merits and drawbacks of the applicant’s proposal to pull the building away from the north property line to allow for more light and air to the lots to the north. The lots to the north are zoned NC 65. The Board appreciated efforts in this regard, but was wary of open spaces at the north of the subject property becoming 65 foot “holes” when neighboring sites are developed. The Board requested the applicant revisit the building height and bulk, to locate the building along the north property line, and consider locating open spaces at the east, west, or south areas of the building. (CS2 C, D)
- b. The Board asked the applicant to revise the front façade concept to omit the façade overhangs and to redesign the front façade for pedestrian interest at ground level and a

unified façade concept. Pedestrian overlay zones are designated areas which require more first floor transparency into the building, limits uses and encourages an active public realm. The street front façade should be design as a unified whole which expresses the uses within. In this case two floors of health services with residential above. The façade can be transparent to allow visibility and light and air into the lobby space and be designed with residential modules expressed through modulation, residential fenestration, and color. (PL3 A, C; DC2 A,B)

At the Second Early Design Guidance meeting, the Board gave the following guidance:

- c. The Board commented on the positive aspects of the two-building approach for this expanded site. The storefront design and street façade articulation is good for both buildings. The roof deck should move to a less prominent place and the parapet should be as short as possible to reduce the sense of height and bulk. The Board agreed option three is the best option. (PL3 A, C; DC2 A,B)
- d. The Board asked that more space between the north property line and building be provided. Include privacy studies with the building to the north and more details about the relationship with the building to the north. (PL3 A, C; DC2 A,B)

2. Open Spaces:

At the First Early Design Guidance meeting, the Board gave the following guidance:

- a. The Board noted that the various open spaces receive too much shadow as sited. They asked the applicant to reconsider the location of all the open spaces to meet the concept and program and to avoid dark open spaces. They supported the few areas on the south side of the building which will provide an area for solar exposure. The Board suggested the applicant consider rooftop amenity space for maximum sun on open space. (CS1 B 1, DC3 A, B)

At the Second Early Design Guidance meeting, the Board gave the following guidance:

- c. Locate the rooftop open space away from the north building and design to encourage small group gathering rather than large group spaces. Other north and west facing and open space details need to be further described at the next meeting to clarify resident access, access to light and proposed location to show that the open space does not intrude on neighboring uses. (CS1 B 1, DC3 A, B)

3. Streetscape and Building Use Relationship:

At the First Early Design Guidance meeting, the Board gave the following guidance:

- a. The Board directed the applicant to move the trash area from the sidewalk. They stated that building services need to be located off the street in this Pedestrian overlay area. They directed the applicant to bring a design to the next meeting which shows trash collection

- further interior to the building and institution ground floor uses occupying the street level, with transparency, at the sidewalk. (DC1 A, B, C)
- b. The Board expressed its desire to see the vehicle parking entrance as narrow as possible to avoid disrupting the pedestrian realm. (DC1 B)

At the Second Early Design Guidance meeting, the Board gave the following guidance:

- a. The load and unload area proposed on 23rd should be an internal use located in the parking garage.
- b. Vehicle access is okay on Jackson Street with a small curb cut and trash room internal to the garage. (DC1 A, B, C)
- c. The proposed trash room on 23rd is not acceptable since it interrupts the retail and lobby façade and should be moved from that location. Trash on Jackson Street should be located in the garage.
- d. The lobby should be made more visible from the street with additional space and glazing. (DC1 A, B, C)

4. Exterior Elements:

At the First Early Design Guidance meeting, the Board gave the following guidance:

- a. The Board was interested in seeing high quality exterior finishes and interesting secondary architectural features to enliven the building design presented at the next meeting. (DC4, DC2 C,D)

At the Second Early Design Guidance meeting, the Board gave the following guidance:

- a. The loggia on the 2212 building is a good architectural element to maintain for exterior façade interest. (DC4, DC2 C,D)
- b. The north edge of building 2214 is the best area to study and locate a trash room and roll out trash area. (DC4, DC2 C,D)
- c. Provide more information regarding location, light, access, views, amenities on the various terraces of the two buildings. (DC4, DC2 C,D)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Second Early Design Guidance meeting the following departure was requested:

1. **Street Level Development (SMC 23.47A.032.A.2a):** The Code requires parking access from a non-principal pedestrian street.

The applicant proposes access from South Jackson Street, a principal pedestrian street.

The Board indicated that it does support the departure request due to its interest in ensuring the building respond to the site and location and providing a strong and positive building-to-sidewalk relationship along 23rd Avenue. (DC1 A, B, C)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.